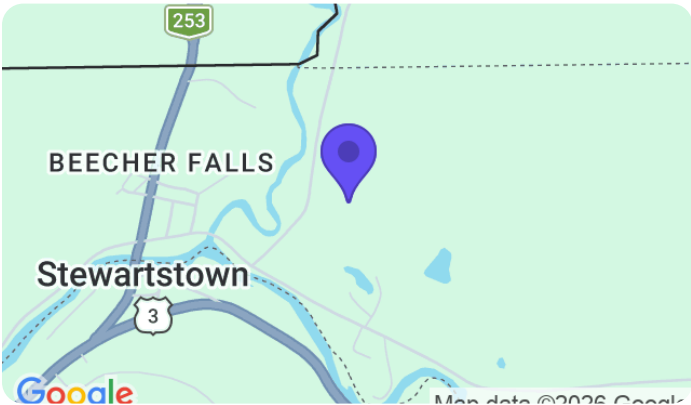
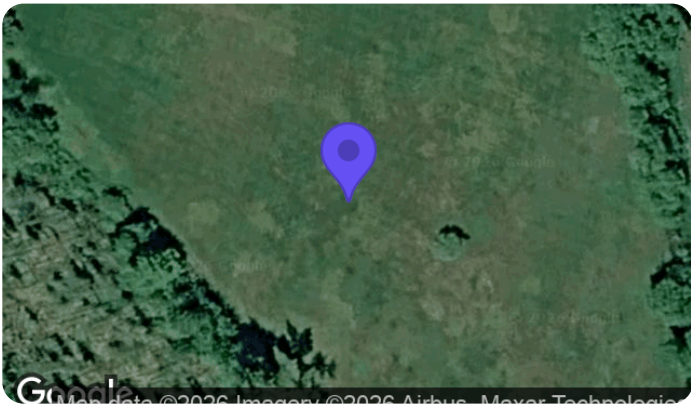


Single Family Residence **RESIDENTIAL**

204 HALL STREAM RD

BEECHER FALLS, VT 05902

\$265,000 TopHap Estimate · \$206 / ft² · confidence 87 · as of Jul 14, 2026



4
BEDS

1
BATHS

1,288 ft²
LIVING AREA

4.8 ac
LOT SIZE

1920
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$265K

\$230K low

\$300K high

Last Sale

\$195,000 · Jun 3, 2026

Est. Owner Equity

\$265,000

TAX & ASSESSMENT

Property Tax

\$3,190 (2024)

Assessed Value

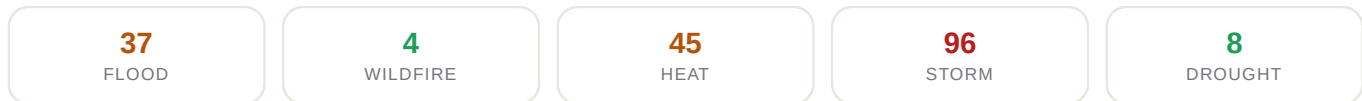
\$145,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	4.80
Roof	Metal
Heating	Steam
Pool	No

Deck

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

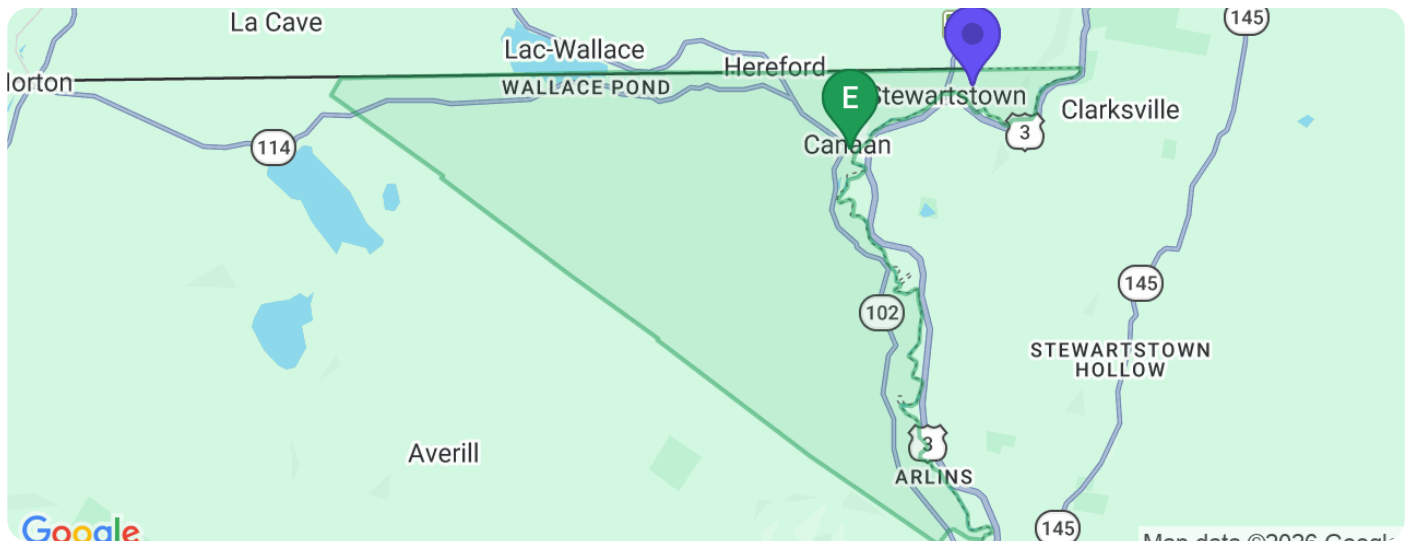
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2026	Resale	Quit Claim Transfer	\$195,000	\$151	
Aug 30, 2010	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canaan Schools	Elementary	PK–12	2.1 mi

District: Canaan School District



Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 05902

134 CRIME INDEX	80 AIR POLLUTION	36 POPULATION	\$59K MEDIAN IN- COME	40°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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